



THE CORPORATION OF THE TOWN OF ERIN

By-Law #25 – 18

Being a By-law to designate 18 Anne Street under Part IV, Section 29 of the Ontario Heritage Act, as being of cultural heritage value or interest.

Whereas, Section 29 of the *Ontario Heritage Act, 1990* (the “Act”) authorizes the council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest;

And Whereas, the Council of The Corporation of the Town of Erin (the "Council") has consulted with the Town of Erin Heritage Committee, with respect to the designation of the property as being of cultural heritage value or interest;

And Whereas, the Council has caused notice of its intention to designate the property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Act*;

And Whereas, the statement of cultural heritage value or interest and description of the heritage attributes in respect of the property are set out in Schedule "A" to this by-law;

And Whereas, no notice of objection to the proposed designation of the property has been served on the Town Clerk for The Corporation of the Town of Erin.

Now Therefore, the Council of The Corporation of the Town of Erin hereby enacts as follows:

1. That the property at 18 Anne Street (the "Property"), more particularly described in Schedule "B" to this by-law, is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. That a copy of this by-law be registered against the Property described in Schedule "B" to this by-law in the property Land Registry Office.
3. That a copy of this by-law be served upon the owner of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published in the newspaper having general circulation to The Corporation of the Town of Erin as required by the *Ontario Heritage Act, 1990*.
4. And that this By-law shall come into force and take effect upon the day of its passing, subject to the applicable provisions of the *Ontario Heritage Act, 1990*.

Passed in open Council on February 27, 2025.

Mayor, Michael Dehn

Town Clerk, Nina Lecic

Schedule "A" to By-law 25-18

Description

This property consists of a two-storey Italianate residence constructed between 1904 and 1907 as a residence for stonemason Charles H. Smith.

Statement of Cultural Heritage Value or Interest

18 Anne Street is a representative example of the Italianate architectural style. The two storey, square plan building has a rhythmic and balanced façade, small balcony, hip roof, and wide overhanging eaves with paired decorative wood brackets which are all key features of the Italianate style. The limestone quoins, segmental arched window openings with limestone keystone and stringers framed by limestone reveal quoining in contrast to the multicolour fieldstone with raised tuck point construction provides a sense of heaviness and stability, which is often found in Italianate buildings constructed of stone.

18 Anne Street is a well-built structure with stone masonry which displays a high degree of craftsmanship within the local context. The stonework suggests an Aberdeen bond design which is achieved using tuckpointing. The use of limestone in the quoins, and window treatment, demonstrates a level of skill and masonry knowledge that does not appear to be common in the local context.

18 Anne Street is directly associated with local stonemason and builder Charles H. Smith. Charles, and his brother William, were well-known masons who along with a team of tradespeople constructed several buildings in the area in the late 19th century and early 20th century. The Smith brothers constructed the stone foundations, Robertson and Puckering were responsible for bricklaying and plastering, and Alex Hyndman, the father of Charles wife Orpha and local carpenter, along with a team of painters from Orangeville are credited with the construction of several houses in the community. The Royal Bank building (97 Trafalgar Road), built in early 1880's is an example of the workmanship of this group. Charles is associated with the construction of 18 Anne Street and was also responsible for the construction of the Station Street bridge in 1917, although the bridge was replaced in 2020.

18 Anne Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. Several residential side streets were developed at the same time as the core Historic Village of Hillsburgh and supports the legibility and character of the historic village. Located off or parallel to the main street (Trafalgar Road), the buildings are comprised of predominantly one and two-and-a-half storey residences, primarily brick construction, with modest setbacks. 18 Anne Street exhibits setback, massing, style, decorative details consistent with the historic village character.

Description of Heritage Attributes

18 Anne Street is a representative example of the Italianate architectural style. The property contains the following heritage attributes that reflects this value:

- Two-storey square plan Italianate residence
- Hip roof
- Wide eaves with paired decorative wood brackets
- Balanced façade with asymmetrical entranceway
- Entrance door with transom
- Small second story porch
- Segmental arched window openings with limestone keystone, stringers, and reveal quoins
- Stone construction
- Limestone quoins

18 Anne Street is directly association with local stonemason and builder Charles H. Smith The property contains the following heritage attributes that reflect this value:

- Two-storey square plan Italianate residence

- Stone construction
- Suggestion of Aberdeen bond design achieved through raised tuckpointing
- Limestone quoins
- Limestone window treatment including keystone, stringer and reveal quoining

18 Anne Street is directly association with local stonemason and builder Charles H. Smith. The property contains the following heritage attributes that reflect this value:

- Two-storey square plan Italianate residence
- Stone construction
- Suggestion of Aberdeen bond design achieved through raised tuckpointing
- Limestone quoins
- Limestone window treatment including keystone, stringer and reveal quoining

18 Anne Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building including massing, setback, and decorative details

Schedule "B" to By-law 25-18

Legal Description

PT LT 2 PL 240 ERIN; PT LT 3 PL 240 ERIN; PT LT 4 PL 240 ERIN PART 1, 61R2391; ERIN